

119.0

0001

0003.A

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

765,700 / 765,700

765,700 / 765,700

765,700 / 765,700

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
36		DODGE ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	SCHUMACHER JOHN F-DOROTHEA
Owner 2:	
Owner 3:	

Street 1: 36 DODGE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

**EXTERIOR INFORMATION**

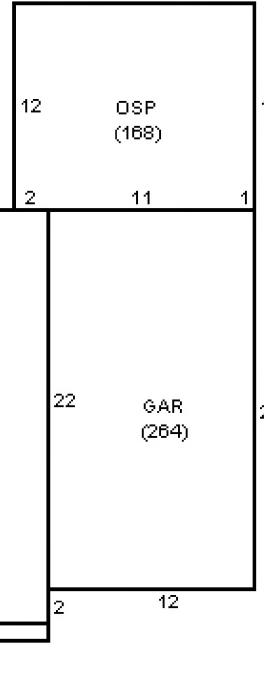
Type:	05 - Garrison	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	2 - Clapboard	10%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade: C - Average

Year Blt: 1966 Eff Yr Blt:

Alt LUC:

Alt %:

Jurisdct:

Fact: .

Const Mod:

Lump Sum Adj:

**INTERIOR INFORMATION**

Avg Ht/FL: STD

Prim Int Wall: 1 - Drywall

Sec Int Wall:

%:

Partition: T - Typical

Prim Floors: 3 - Hardwood

Sec Floors: 4 - Carpet

50%

Bsmt Flr: 4 - Carpet

Subfloor:

Bsmnt Gar:

Electric: 3 - Typical

Insulation: 2 - Typical

Int vs Ext: S

Heat Fuel: 2 - Gas

Heat Type: 3 - Forced H/W

# Heat Sys: 1

% Heated: 100

% AC: .

Solar HW: Yes

Central Vac: NO

% Com Wall

% Sprinkled: .

**MOBILE HOME**

Make:

Model:

Serial #:

Year:

Color:

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	12X24	A	AV	1970	23.68	T	39.2	101			4,100		4,100
A2	WOOD SHD	D	Y	1	10X16	A	AV	1975	7.25	T	35.2	101			800		800
7	Pool A-C	D	Y	1	24	A	AV	1998	50.52	T	16.8	101			400		400
2	Frame Shed	D	Y	1	8X10	A	AV	1960	0.00	T	40	101					

**PARCEL ID**

119.0-0001-0003.A

More: N Total Yard Items: 5,300 Total Special Features: Total: 5,300

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6 BRs: 2 Baths: 1 HB: 1	

**REMODELING****RES BREAKDOWN**

Exterior:	No Unit	RMS	BRs	FL
Interior:	1	6	2	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	6	2	

**DEPRECIATION**

Phys Cond: AV - Average 31%

Functional: %

Economic: %

Special: %

Override: %

Total: 31%

**CALC SUMMARY**

Basic \$ / SQ: 135.00

Size Adj.: 1.35000002

Const Adj.: 1.00500000

Adj \$ / SQ: 183.161

Other Features: 75021

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 414949

Depreciation: 128634

Deprecated Total: 286315

**COMPARABLE SALES**

Rate Parcel ID Typ Date Sale Price

WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: Before Depr: 183.16

Special Features: 0 Val/Su Net: 108.04

Final Total: 286300 Val/Su SzAd: 194.76

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	750	183.160	137,371	BMT	100	RRM	75 A		
BMT	Basement	720	81.740	58,850						
FFL	First Floor	720	183.160	131,876						
GAR	Garage	264	24.590	6,492						
OSP	Screen Porch	168	29.100	4,889						
WDK	Deck	28	16.080	450						
	Net Sketched Area:	2,650		Total: 339,928						
Size Ad		1470	Gross Are	2650	FinArea		2010			

**IMAGE**